

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Engineering

**Member:** Tim Welch  
Engineering Design Mgr.  
Office Ph. 954-828-5123  
Office Fax: 954-828-5275  
Email: [timw@cityfort.com](mailto:timw@cityfort.com)

**Project Name:** S. Kimmel/Michael's Hot Dogs

**Case #:** 10-R-03

**Date:** 2/11/03

**Comments:**

1. The engineer shall apply for and obtain a general and/or surface water management license per Broward County Department of Environmental Protection (BCDPEP) and/or South Florida Water Management District's (SFWMD) criteria for this development site, as applicable. The license(s) and associated certified calculations submitted in conjunction with certified engineer's design drawings shall be submitted to the Engineering Department with the owner's application for a Building Permit.
2. A five (5) foot right of way dedication is required on Broward Boulevard from the west property line to the east, with a corner chord of minimum twenty-five (25) foot at the S.W. corner of Palm Avenue and Broward Blvd. as indicated in the City's Subdivision ordinance, Section 47-24.5. This requirement results from the minimum width requirements of the Broward County Trafficways Plan, additionally referenced in the City's adequacy ordinance section 47-25.2.
3. Please reference the correct Avenue rather than Palm Avenue on the documents for recording the right of way. City's standard dedication forms are available on line or from Tim Welch/Elkin Diaz at the One Stop Shop.
4. A minimum of 15 feet width should be provided throughout the site for circulation of delivery and solid waste hauling trucks. The twelve (12) foot wide lane proposed for egress will be problematic for these larger vehicles to circulate through the lot.

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5. A Florida Department of Transportation Engineering (Right of Way) Permit may be required for the new access on Broward Boulevard. The applicant is referred to FDOT for that determination.
6. Indicate clearly the width and extent of new sidewalk as required on Palm Avenue and verify with the Planning staff that minimum width on Broward Boulevard and design it accordingly.
7. A stop sign and bar are required at the egress to Palm Avenue and at the site internal cross movements where the parking drive aisle meets the drive through entrance and exit.
8. Indicate the inside and outside radii for the drive through lane, and the width through the area near the building. A minimum inside radius of 14.4 feet shall be provided with a minimum outside radius of 25.5 feet to accommodate the standard passenger car (P) design template. It appears that the radii are insufficient.
9. Verify whether any existing power or light poles require relocation or will be impacted by the proposed construction. In the event there will be impacts contact Tim Welch at (954) 828-5123 to coordinate resolution with the appropriate engineering staff well prior to construction starting.
10. Dimension the parking spaces as typical by labeling one space.
11. Indicate all new water and/or sewer services required for the site prior to final DRC authorization.
12. Provide a photometric lighting plan for review prior to final DRC authorization.

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**Division:** Fire

**Member:** Albert Weber  
954-828-5875

**Project Name:** S. Kimmel/Michael's Hot Dogs

**Case #:** 10-R-03

**Date:** 2/11/03

**Comments:**

Kitchen exit door required.

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<b>Division:</b>	Info. Systems	<b>Member:</b>	Mark Pallans (GRG) 954-828-5790
<b>Project Name:</b>	S. Kimmel/Michael's Hot Dogs	<b>Case #:</b>	10-R-03
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**Comments:**

No apparent interference will result from this plan at this time.

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**Division:** Landscape

**Member:** Dave Gennaro  
954-828-5200

**Project Name:** S. Kimmel/Michael's Hot Dogs

**Case #:** 10-R-03

**Date:** 2/11/03

**Comments:**

1. Show all existing trees on site, R.O.W. or those on adjacent property that have canopy overhang on the property. Be sure and show the tree(s) installed by the County in association with the Broward Blvd. Redevelopment project.
2. Verify residential bufferyard reqts. There is a 10' wide landscape buffer required between the vehicular use area and the abutting residential property .
3. The peninsula tree islands at the two entrys are required to be 8' wide (landscape area).
4. Indicate any utilities (such as overhead powerlines) that would affect proposed planting. If there are none, provide a statement to that effect.

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## **SITE PLAN REVIEW AND COMMENT**

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**Division:** Planning

**Member:** Kevin Erwin  
954-828-6534

**Project Name:** S. Kimmel/Michael's Hot Dogs

**Case #:** 10-R-03

**Date:** 2/11/03

**Comments:** Change of Use Site Plan Level II

1. This is a new use and must meet all current code requirements.
2. Will the existing building be remodeled or demolished?
3. This project is located in the Sailboat Bend Historic District and requires review and approval by the Historic Preservation Board. A separate application and fee is required.
4. Show outline of adjacent residential buildings and commercial buildings and residential buildings across the street from this project on the site plan and elevation drawings.
5. This project is subject to the requirements of Sec 47-25.3 Neighborhood Compatibility, including bufferyard requirements. Provide a point by point narrative of how this project complies. No drive aisles are permitted within 10' of the residential property line. The dumpster must be at least 12' from the residential property line.
6. Indicate and dimension the vehicular reservoir spaces for the drive thru on the site plan.
7. Dimension drive aisle and parking spaces.
8. A 44' stacking lane to the first parking space is required from Broward Blvd.
9. Show all site lighting on the site plan and landscape plan. All light fixtures must be shielded so as to prevent glare and spillover onto the adjacent residential property.

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10. Provide a photometric diagram. Light levels cannot exceed .5 footcandles at the residential property line.
11. The lighting above the awnings should be lowered to under awning lighting.
12. Provide a text narrative that includes at a minimum information on the: security system, hours of the various drive thru operation, service and maintenance operations, lighting, deliveries and solid waste disposal system.
13. Show the location of the menu board and speaker on the site plan.
14. The drive thru shall be limited to the hours of 7:00 A.M. to 10:00 P.M.
15. All roof-mounted equipment must be screened from view.
16. Provide more architectural detailing on the west elevation of the building.
17. Indicate color and materials on the elevation drawing.
18. Coordinate street tree planting with FDOT along Broward Blvd. Contact Al Rich at 776-4300
19. Continue 5' sidewalk to the residential property line on the east side of the property.
20. Additional comments may be forthcoming at the DRC meeting.

**Recommendations:** It is strongly recommended that you meet with and present your plans to the Sailboat Bend Home Owners Association.

<b>Division:</b>	Police	<b>Member:</b>	Detective Nate Jackson Office-954-828-6422 Pager-954-877-7875
<b>Project Name:</b>	S. Kimmel/Michael's Hot Dogs	<b>Case #:</b>	10-R-03
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1. All glass windows should be impact resistance as required by SFBC.
2. Recommend intrusion/robbery alarm system.
3. Will there be a cash register at the drive thru window?
4. If the answer to question #3 is yes, please consider a trough, trap door or window.

Please respond to these comments and question in writing prior to DRC sign off.



<b>Division:</b>	Zoning	<b>Member:</b>	Terry Burgess 954-828-5913
<b>Project Name:</b>	S. Kimmel/Michael's Hot Dogs	<b>Case #:</b>	10-R-03
<b>Date:</b>	2/11/03		

1. The proposed development site is located in the Sailboat Bend Historic District. Review and approval by the Historic Preservation Board of the proposed developments application for a certificate of appropriateness, pursuant to section 47-17.2.
2. A ten (10) foot landscape strip is required where the nonresidential property abuts the residential property pursuant to section 47-25.3.A.3.d.i.
3. Provide design details of the buffer wall pursuant to section 47-25.3.A.3.d.iv.
4. The public sidewalk shall continuous through the access drives.
5. Indicate the location of the menu board on the site plan and provide the decibel level.
6. Roof signs are prohibited pursuant to section 47-22.3.O.
7. Indicate stacking distance from the property line along Broward Blvd. to the vehicle reservoir spaces. Dimension VRS size on site plan the minimum shall be twenty (20) feet long by ten (10) feet wide and provide six (6) inbound and one (1) outbound space pursuant to section 47-20.17.
8. All roof mounted equipment shall be screened from view pursuant to section 47-25.3.A.3.b.iii.
9. Additional comments may be forthcoming at the DRC meeting.